

B

INSPECTION GUIDELINES: RESIDENTIAL DRYWALL



COMMUNITY DEVELOPMENT DEPARTMENT • 345 N EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8561
www.stocktonca.gov/buildinginspection

INSPECTION CODE: 009

SCOPE: RESIDENTIAL

CODES ENFORCED: CBC, CRC, CPC, CFC, CMC, CEC, CEnC, CALGreen, CEBC, CHC, and SMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

- Approved plans and inspection card shall be on job site. (CRC 106.3.1)
- Drywall shall not be installed until weather protection has been provided on the exterior of the structure. (CRC 703.1)
- All drywall shall be in place and fastened.
- Check plans for nailing schedule requirements for locations. Drywall type, thickness and fastener requirements shall be in accordance with:
 - Approved plans and specifications.
 - UL or other listing agency listed standard for fire assemblies.
 - Per ASTM C840:
 - Ceiling first.
 - Joints stagger on opposite sides of walls.
 - No joints over windows or doors.
- Screws shall be spaced a maximum: Walls: 12" O.C., Ceilings: 12" O.C. Spacing shall be 6" O.C. for "Type X" at garage ceilings with habitable space above.
- Nails shall be spaced a maximum: Walls: 7" O.C., Ceilings: 7" O.C. Spacing shall be 6" O.C. for "Type X" at garage ceilings with habitable space above.
- Fasteners shall be placed not less than 3/8 inch from edges and ends of wallboard. Fasteners shall not fracture the face paper of wallboard. (ASTM C840.7.1.5)
- Water Resistant Gypsum (Greenboard) shall not be used in the following: (CRC 702.3.7)
 - In areas subject to continuous high humidity.
 - In areas with direct exposure to water (tubs/showers).
- Tile backer board installed per manufacturer's installation instructions (with listed fasteners) installation instructions on site for inspection.
- Electrical flush type outlet boxes shall be installed so that the front edge of the box, plaster ring, extension ring, or listed extender will not be set back of the finished surface more than 1/4 inch. (CEC 314.20)